



  
**McCarthy & Stone**  
**RESALES**



**38 Churchmead Court Argents Mead, Hinckley, LE10 1FH**  
**Asking price £240,000 LEASEHOLD**

**For further details**  
**please call 0345 556 4104**



# 38 Churchmead Court Argents Mead, Hinckley, LE10 1FH

Beautiful Two Bedroom Apartment | McCarthy & Stone Retirement Living Development | En-Suite Shower Room | Private Balcony | Allocated Parking Space | Close to Local Amenities | Friendly Community

## Churchmead Court

Churchmead Court is our stunning development located in the market town of Hinckley, situated in the southwest county of Leicestershire. Hinckley has a wide and varying history, dating back to its 13th century medieval churches, which still stand today – such as St Mary's Church. Visitors and homeowners alike can enjoy a stroll along the Ashby Canal, stopping for a bite to eat at the restaurant that overlooks the marina; perfect for a relaxing afternoon.

Churchmead Court has been designed and constructed for modern living and winner of Housing for Older People Award 2019. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). Churchmead Court offers an extensive social activity schedule for Homeowners to enjoy as much or as little as they wish. Events such as; Games Night; Music Morning; Sunday Stroll; Film Night; Themed & Seasonal Events. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Entrance Hall

Door to walk in storage cupboard housing the plumbed in washer dryer. A further four doors lead into the shower room, living room and two bedrooms. 24-hour Tunstall emergency call system. Illuminated light switches and smoke detector.

## Living Room

Large double glazed patio doors opening to walk out balcony with room for a small table and chairs. TV point (with Sky connectivity - connection charges may apply) and telephone phone points. Two ceiling light points. Part glazed door leading to the kitchen. Two double glazed windows to side.

## Kitchen

A modern high gloss kitchen fitted with a range of ivory base and wall units. The wall units house under unit spot lighting. Integrated fridge and freezer. Easy access Bosch oven. Four ringed hob with splash back and chrome extractor hood. The stainless steel sink unit with single drainer and mixer tap sits beneath a double glazed window. Tiled floor.

## Master Bedroom

Patio door sized double glazed window, plus, an additional double glazed window provide plenty of natural light to this master bedroom. Two ceiling light points. TV and telephone points. Power points. Ceiling light fitting. Door to walk in wardrobe.

## En-Suite Shower Room

Part tiled shower room with a large shower cubicle with sliding door and grab rail. WC. Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point. Emergency pull cord. Heated towel rail.

## Second Bedroom

A generously sized second double bedroom. Full height double glazed window with half opener. Two ceiling light points. TV point. Power points.

## Shower Room

Part tiled shower room with a large shower cubicle with sliding door and grab rail. WC. Vanity unit with inset wash hand basin. Fitted mirror with light and shaver point. Emergency pull cord. Heated towel rail.

## Allocated Parking Space.

This apartment benefits from coming with an allocated parking space.

## Ground Rent

Annual fee - £495

## Service Charge (breakdown)

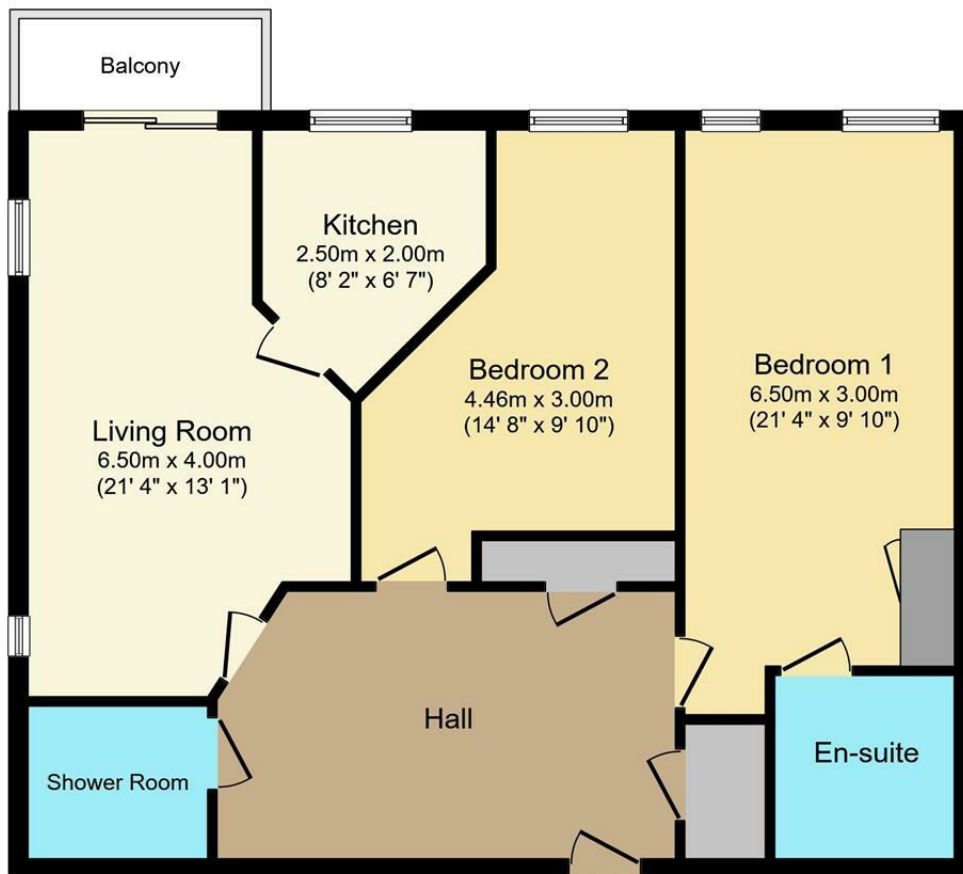
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.









**Floor Plan**  
Floor area 83.0 sq. m. (893 sq. ft.) approx

Total floor area 83.0 sq. m. (893 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.

The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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